

Applicant	Roger Kooser / Harbor Village	
Request	Site Plan Review / 27 Multi-family units with Flex Allocation	
Location	712 S.E. 18 th Street	
Legal Description	Lots 8,9,10,11,12,23,24 and 25, with S1/2 of 16' alley north of and adjacent to Lots 8,9,10,11, and south of and adjacent to Lots 23,24,25 all in Block 19, Everglade Land Sales Company's First Addition To Lauderdale, P.B. 2, P. 15.	
Property Size	57,200 s.f.	
Zoning	RMM-25	
Existing Land Use	Eight (8) Multi-family buildings with twenty-three (23) units	
Future Land Use Designation	Employment Center	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Permitted Uses, when flexibility units are allocated.	
Other Required Approvals	Notification to Broward County of flexibility allocation	
Applicable ULDR Sections	47-5.36, Dimensional Requirements – RMM-25; 47-25.2, Adequacy; 47-25.3, Neighborhood Compatibility	
Setbacks/Yards North South East West	Required	Proposed
	25'	25'-4"
	25'	25'-2"
	10'	18'
	10'	29'
Lot Density	25 units/acre Max.	20.6 units/acre
Lot Size	5,000 s.f. Min.	57,200 s.f.
Lot Width	50' Min.	250' fronting S.E. 18 th Court 150' fronting S.E. 18 th Street
Building Height	55' Max.	32'-6"
Structure Length	200' Max.	Buildings 1 and 2 = 82'-8" Building 3 = 91'-6" Buildings 4, 5 and 6 = 109'-6"
Floor Area	400 s.f. each du	Type A = 2,546 s.f. Type B = 1,876 s.f. Type C = 2,301 s.f.
VUA Landscaping	N/A	N/A
Landscaping Lot Coverage	35%	36.5%
Open Space	N/A	N/A
Parking	57	59
Notification Requirements	Sign Notice 15 days prior to meeting	
Action Required	Approve, approve with conditions or deny	
Project Planner Authorized By Approved By	Name and Title	Initials
	Ella Parker, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
	Marc LaFerrier, AICP, Planning and Zoning Director	

Request:

The applicant proposes to build six, three-story multifamily buildings with 27 units on a lot zoned RMM-25 (Residential Mid Rise Multifamily/Medium High Density District) with Employment Center land use.

Property/Project Description:

Currently, eight multi-family buildings, with twenty-three units exist on the property. The site is bordered by S.E. 18th Street to the north, S.E. 18th Court to the south, and it encompasses part of a 16' alley, which has been vacated as per Ordinance No. C-86-93. The zoning and land use are in conflict since the site is in Employment Center land use, which is intended for office, light manufacturing, community facilities and tourist-related industries, but is residentially zoned. However, in accordance with the City's Comprehensive Plan, free-standing multi-family residential uses are allowed in Employment Center land use, without the need to amend the land use map, provided that flexibility is applied and that the parcel of land is 5 acres in size or less, as per the City of Fort Lauderdale Comprehensive Plan, *Permitted Uses – Future Land Use Element, K. Employment Center, I. (I)*. The applicant's parcel is 1.31 acres in size. Four (4) flexibility units are requested with this proposal. The property is located in Flex Zone 55, which has 947 residential flex units available. If the applicant is granted the requested number of units, 943 residential flexibility units will remain.

Parking and Traffic:

The site is accessible from S.E. 18th Court and S.E. 18th Street. Parking spaces are calculated based on the number of bedrooms in each unit. For multifamily uses, 2.1 spaces are required for every unit with two bedrooms and den, or three bedrooms. The required parking for this building is fifty-seven (57) spaces and fifty-nine (59) are provided. Fifty-four (54) of the parking spaces are garage spaces and there are five (5) guest parking spaces.

ULDR Sec. 47-25.2, Adequacy Requirements and Sec. 47-25.3, Neighborhood Compatibility Requirements:

The proposed project is also subject to ULDR *Sec. 47-25.2 Adequacy Requirements* and *Sec. 47-25.3, Neighborhood Compatibility Requirements*. The applicant has provided narratives to address these sections (**Exhibit 1**).

Staff concurs with the applicant's assessment of meeting the Adequacy criteria.
The Board is to determine if the proposal meets the Neighborhood Compatibility criteria.

Comprehensive Plan Consistency:

The proposed use is consistent with the allowable uses listed in the Future Land Use Element, Employment Center, when flexibility units are allocated.

Planning and Zoning Board Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Staff Determination:

Multi-family development on employment center land use designated parcels may be permitted, subject to the following:

1. Approval of an allocation of available flexibility units. For definition of flexibility units, see Section 47-28, Flexibility Rules.

There are 947 residential flex units available within Flex Zone 55. The applicant is requesting four (4) units.

2. For a development site that is less than the ten (5) acres in size, single use residential buildings are permitted. No business uses are required; or

Site is less than 5 acres in size therefore, no business uses are required.

Should this request be approved, staff recommends the following conditions:

1. Upon approval, the applicant has eighteen (18) months to apply for and twenty-four (24) months to obtain a building permit as per ULDR Sec. 47-24.1.M.
2. Prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy, as approved by the City's Building Official.
3. Final DRC approval.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant